BILL GARRETT, Davidson County
Trans:T20170048669 DEEDQC
Recvd: 06/07/17 15:33 4 pgs
Fees:22.00 Taxes:0.00
20170607-0057256

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, # 4647
ATTORNEY AT LAW
1304 Red Oak Drive
Brentwood, TN 37027

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP/GRP-PARCEL NO.**
PEGGY VARNELL 1008 Ainsworth Circle Antioch, TN 37013	PHH Mortgage Corporation 1 Mortgage Way Mt. Laurel, NJ 08054	Map 150 Group 03-0 Parcel 386.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ -0- .

Peggy Varnell
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1st DAY OF June 2017.

MY COMMISSION EXPIRES 3/6/18

LEE ANN EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAR 6, 2018

Lee Ann Edwards
NOTARY PUBLIC

ADMINISTRATOR'S QUITCLAIM DEED

I. RECITALS

1. AARON VARBNELL, JR. died intestate and a resident of Nashville, Davidson County, Tennessee on March 14th, 2016;

2. The Undersigned, PEGGY VARNELL was appointed as Administratrix and was granted Letters of Administration from the Probate Court for Davidson County, Tennessee, Probate Division, , Docket Number 16P-562 on April 7th, 2016;

3. The Decedent owned lands in Nashville, Davidson County, Tennessee more particularly described below and as described in Warranty Deed under Instrument Number 20040824-0102156 Register's Office for Davidson County, Tennessee;

4. All debts and claims of the Decedent have been paid. A TennCare Release was received from the Tennessee Bureau of TennCare releasing the estate from any claim or liability after payment of its claim. A copy of the release from the Bureau of TennCare is attached as Ex. "A".

II. CONVEYANCE

Pursuant to my authority, I, PEGGY VARNELL, as ADMINISTRATRIX of the THE ESTATE OF AARON VARNELL, JR. do hereby bargain, transfer, quitclaim and convey any and all right, title, or interest that I may now, or forever have in and to the following described property to PEGGY VARNELL, a single person, and the widow of the Deceased, said real property being more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING LOT NO. 440 on the Plan of Section Nine, "The Country" of record in Plat Book 6900, Pages 285 and 286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alton E. Loveless and wife, Ellen D. Loveless, by deed dated November 22,1993, from Michael Scott Swafford, unmarried, of record in Book 9166, Page 927, said Register's Office; and further being the same property to Aaron Varnell and wife, Peggy Varnell by Alton E. Loveless and wife, Ellen D. Loveless as of record under Instrument Number 20040824-0102156, Said Register's Office for Davidson County, Tennessee, the said Aaron Varnell and Aaron Varnell, Jr. being one and the same

This is improved property known as: 1008 Ainsworth Circle, Antioch, Davidson County, Tennessee, 37013.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES and subject to any and all recorded or unrecorded zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities. The above description is taken from prior deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand this 1 day of June, 2017.

Peggy Varnell, ADMINX

PEGGY VARNELL, ADMINISTRATRIX
OF THE ESTATE OF AARON VARNELL, JR.
DECEASED

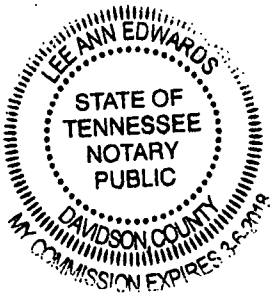
OATH

STATE OF TENNESSEE)
COUNTY OF Williamson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, PEGGY VARNELL with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to her identity, and who acknowledged that she executed the within instrument (ADMINISTRATOR'S QUITCLAIM DEED) for the purposes therein contained and in her official capacity as Administratrix of the Estate of AARON VARNELL, JR., Deceased.

WITNESS my hand, at office, this 1st day of June, 2017

Lee Ann Edwards
NOTARY PUBLIC



MY COMMISSION EXPIRES:
3/6/18

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Mark A. Emkes
Commissioner

4/11/2016

PHILIP W. DUPER
LEGAL COUNSEL
1304 RED OAK DRIVE
BRENTWOOD, TN 37027

RE: AARON VARNELL, JR.
Last Four Of SSN 3052

Dear PHILIP W. DUPER:

This letter constitutes notification of the release of the State of Tennessee's Bureau of TennCare against the above estate for the marked reason:

X This serves as a release of the Bureau of TennCare's interest in recovery from the above referenced estate as required by T.C.A. §71-5-116(c) (2). Based on a review of the information provided on the Request for Release of Estate Recovery Cost Claim form, we do not find long term TennCare benefits paid by the State of Tennessee on behalf of this individual.

____ This release is based upon the surviving spouse deferral, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee does reserve the right to file a claim for long term care/nursing home services against the estate of the surviving spouse upon the death of the surviving spouse.

____ This release is based upon the decedents age exception, which meets the criteria defined in T.C.A. §71-5-116(c). The State of Tennessee recovers payments made only on behalf of individuals fifty-five years of age or older.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Sincerely,

Jangela J. Howard

EX. "A"